

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
35 -37		CORNELL ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:
Owner 1:	MMAIKIRM LLC		
Owner 2:			
Owner 3:			
Street 1:	28 STIMSON AVE		
Street 2:			
Twn/City:	LEXINGTON		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02421	Type:	

## PREVIOUS OWNER

Owner 1:	KIRMANI MARY P/ETAL -		
Owner 2:	KIRMANI MINHAJ -		
Street 1:	28 STIMSON AVE		
Twn/City:	LEXINGTON		
St/Prov:	MA	Cntry	
Postal:	02421		

## NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	443,999	Spl Credit	Total:	444,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	436,100		444,000	880,100
Total Card	0.103	436,100		444,000	880,100
Total Parcel	0.103	436,100		444,000	880,100
Source: Market Adj Cost		Total Value per SQ unit /Card:		398.60	/Parcel: 398.60

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	436,100	0	4,500.	444,000	880,100		Year end	12/23/2021
2021	104	FV	416,400	0	4,500.	444,000	860,400		Year End Roll	12/10/2020
2020	104	FV	416,400	0	4,500.	444,000	860,400	860,400	Year End Roll	12/18/2019
2019	104	FV	324,300	0	4,500.	471,800	796,100	796,100	Year End Roll	1/3/2019
2018	104	FV	324,300	0	4,500.	344,100	668,400	668,400	Year End Roll	12/20/2017
2017	104	FV	304,300	0	4,500.	299,700	604,000	604,000	Year End Roll	1/3/2017
2016	104	FV	304,300	0	4,500.	255,300	559,600	559,600	Year End	1/4/2016
2015	104	FV	271,300	0	4,500.	249,800	521,100	521,100	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

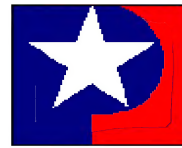
## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
4/11/2009	Meas/Inspect	197	PATRIOT
5/20/2000	Meas/Inspect	263	PATRIOT
2/28/2000	Measured	264	PATRIOT
8/21/1993		KT	

Sign:
VERIFICATION OF VISIT NOT DATA
\_/\_/\_/\_\_\_



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	28106
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PRINT

Date	Time
12/29/21	23:04:10

**LAST REV**

Date	Time
05/06/21	15:09:42
mmcmakin	
3431	

